



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Dan Brevick, Gordon Construction

LOCATION OF PROPOSAL: 9449 Lake Washington Blvd SE

DESCRIPTION OF PROPOSAL: Ground-based seaplane lift and pile repair using stub method on a site with an existing pier in Lake Washington. Mitigation includes the removal of two derelict piles and the placement of five cubic yards of spawning gravel

FILE NUMBERS: 18-117335-WG and 17-1117336-LO **PLANNER:** Drew Folsom

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/8/2019**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Eliza M. Beare

Environmental Coordinator

7/25/2019

Date

Elizabeth Stead, Land Use Director

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report**

Date of Receipt by Ecology:

**SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

File Number:	18-117335-WG and 17-117336-LO
Proposal Name:	Seaplane Lift and Pile Repair
Proposal Address and Location:	9449 Lake Washington Blvd NE NE-31-25-5
Water Body:	Lake Washington
Shoreline Environment Designation:	Shoreline Residential
Proposal Description: Land Use Approval of a Critical Area Land Use Permit and a Shoreline Substantial Development Permit proposing an additional ground-based seaplane lift and pile repair using stub method on a site with an existing pier in Lake Washington. Mitigation includes the removal of two derelict piles and the placement of five cubic yards of spawning gravel.	
Applicant: <input type="checkbox"/> Applicant owns property Dan Brevick, Grodon Construction, PO Box 429, Fall City, Washington, 98024, (425) 222-6570, dan@gegordon.com	
Applicant Representative: Ted Burns, Seaborne Pile Driving Company, 9311 SE 36 th , St Suite 204, Mercer Island, Washington, 98040 (206) 236-1700, tedeburns@gmail.com	
Application Date:	June 27, 2018
Notice of Application Date:	August 16, 2018
Notice of Decision Date:	July 25, 2019

SEPA Determination:

Determination of Non-Significance

SEPA Appeal Deadline:

August 8, 2019



Elizabeth Stead, Environmental Coordinator
Development Services Department

Decision on SSDP:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: 

Drew Folsom, Land Use Planner

The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit shall not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

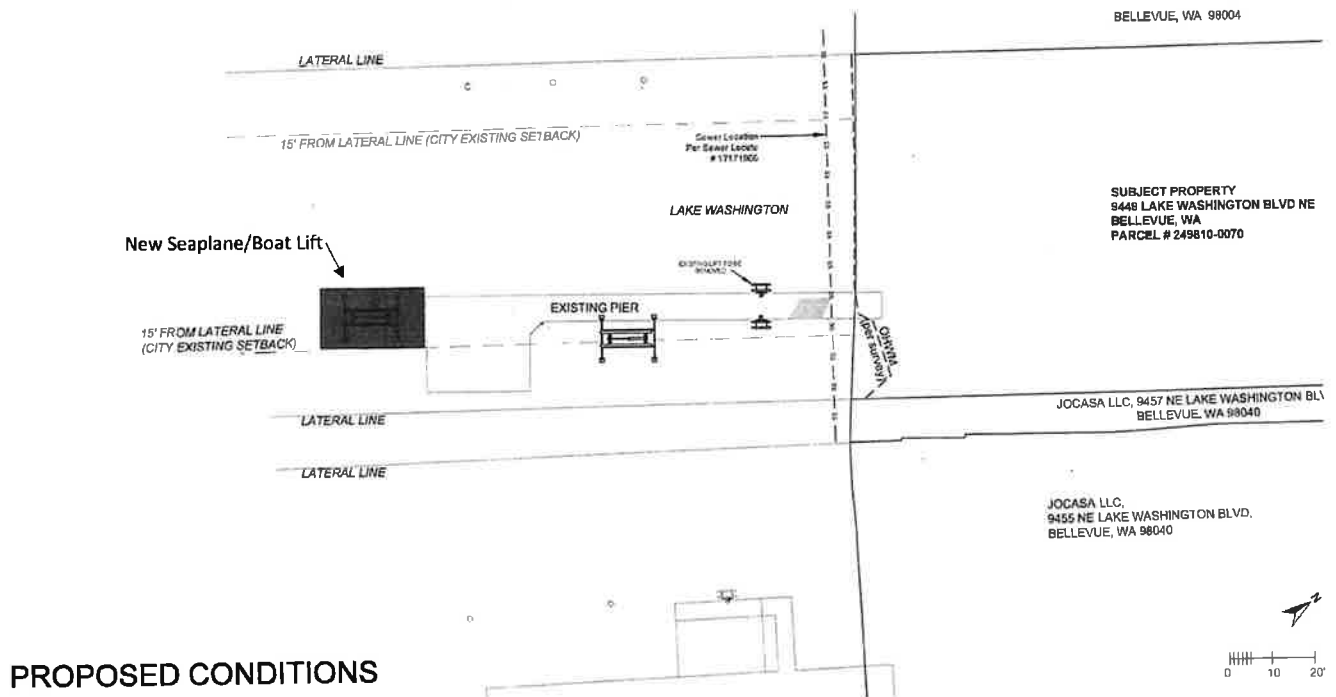
CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 4-6
III.	Consistency with Land Use Code Requirements.....	Pg 6 -8
IV.	Public Notice & Comment.....	Pg 9
V.	Summary of Technical Review.....	Pg 9-10
VI.	State Environmental Policy Act (SEPA).....	Pg 10
VII.	Decision Criteria.....	Pg 11-13
VIII.	Conclusion and Decision.....	Pg 13-14
IX.	Conditions of Approval.....	Pg 14-15
X.	Attachments	

I. Proposal Description

The applicant proposes to install a seaplane lift for their use and repair a pile on an existing pier within Lake Washington. The seaplane lift will be 24 feet by 13 feet 8 inches and installed at the waterward end of the existing 100-foot long pier. The project is being reviewed under the Shoreline Management Program (SMP) and Critical Areas Ordinance (CAO) in place at the time of application prior to the Department of Ecology's approval of Bellevue's comprehensive Shoreline Management Program update. Properties are allowed one lift per LUC 20.25E.080.N.5. Additional lifts are only possible through a critical area report as part of a Critical Area Land Use Permit which the applicant has applied for. The proposal also includes a Shoreline Substantial Development Permit because the value of the lift exceeds \$2,500. Mitigation for the project is provided by removing two cubic yards of angular rock and adding five cubic yards of beach nourishment gravel below the ordinary high water mark in an area of approximately 7.5 feet wide by 30 feet long. Additional mitigation is provided by removing two derelict piles near the base of the pier. These piles are constructed of untreated wood. Although none was observed within 10 feet of the shoreline, any invasive milfoil discovered on the site will be removed as part of the proposal. See Figure 1 below for site plan of the proposal.

Figure 1



II. Site Description, Zoning, Land Use, and Critical Areas

A. Site Description

The project site is located at 9449 Lake Washington Blvd NE in the North Bellevue subarea of the City. This single-family low to medium density residential neighborhood is characterized by lakefront property along Meydenbauer Bay in Lake Washington. Other single-family zoned property is adjacent to the west and east of the site. Street frontage on Lake Washington Blvd NE is to the north, and Lake Washington is to the south. The site contains an existing 6490 square-foot single-family residential structure that was constructed in 1999. See Figure 2 for existing site conditions.

Figure 2



B. Zoning

The property and adjacent properties are zoned R-1.8, single-family residential, and is located in the Critical Areas Overlay District and Shoreline Overlay District. The properties opposite Lake Washington Blvd NE from the subject site are zoned R-3.5, single-family residential. The proposed development is allowed in this zone.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-L (Single-Family Low Density).

D. Critical Areas On-Site and Regulations

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use known as urbanization has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al. 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

Properties within the Shoreline and Critical Area Overlays are part of the city's

shoreline master program and are classified as environmentally sensitive. The master program recognizes the site as a shoreline residential environment subject to the provisions of the City's Shoreline Master Program as discussed below.

iii. Critical Areas Overlay District/Critical Area Land Use Permit

A Critical Area Land Use Permit (CALUP) is required as the applicant is requesting to have an additional lift in excess of the one lift allowed in LUC 20.25E.080.N.5. An additional lift can only be approved through a critical area report submitted under a CALUP.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-1.8 zoning dimensional requirements found in LUC 20.20.010 do not apply to this project as no structure on land is proposed to be constructed.

B. Critical Areas Requirements LUC 20.25H and LUC 20.25E:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The project area is within Lake Washington which is designated a shoreline critical area subject to the performance standards found in LUC 20.25E as specified in the table below

Critical Area	Shorelines
Performance Standards	20.25E.080.B 20.25H.080.N.5

C. Shoreline Master Program Requirements LUC 20.25E:

i. General Regulations Applicable to All Land Use Districts and Activities LUC 20.25E.080.B

- 1. Where applicable, all federal and state water quality and effluent standards shall be met.**

Finding: The project will be constructed and operated consistent with applicable federal state and local regulations regarding water quality and effluent standards.
See State and Local Permit Related Conditions of Approval in Section IX of this report

2. **If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.**

Finding: The entire project is within Lake Washington and therefore, is entirely within the Shoreline Overlay District.

3. **All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

Finding: No vegetation is proposed for removal except invasive milfoil if present. As part of the building permit approval, the applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan (CSPPP) and a Temporary Erosion Sediment Control Plan (TESC) to mitigate potential erosion during construction. See Pollution and Sediment Control related Conditions of Approval in Section X of this report.

4. **Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

Finding: No vegetation is proposed for removal except invasive milfoil if present. As part of the building permit approval, the applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction. See Pollution and Sediment Control related Conditions of Approval in Section X of this report.

5. **Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

Finding: The proposed lift will be less than 35-feet in height. No other structures are proposed for construction.

6. **The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

Finding: The proposal is consistent with the Comprehensive Plan Policies that make up the city's Shoreline Master Program.

- 7. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.**

Finding: The applicant has applied for a building permit, number 18-117334-BR, for lift construction and pile repair. Approval and permit issuance will be verification of compliance with applicable regulations. **See Building Permit Related Conditions of Approval in Section IX of this report**

- 8. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.**

Finding: No dead storage of watercraft is proposed.

- 9. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."**

Finding: The use of herbicides, pesticides, and/or fertilizers shall adhere to applicable state and federal standards and shall be certified as safe for use in aquatic environments. The use of herbicides, pesticides, and/or fertilizers shall comply with all City of Bellevue Environmental Best Management Practices (BMPs). **See Herbicide and Pesticide related Conditions of Approval in Section IX of this report**

- 10. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.**

Finding: No new development requiring storm drainage or sewer facilities is proposed. There is an existing sewer main along the site shoreline and waterward of the OHWM. To protect the existing sewer main from damage during construction activity, heavy equipment, and construction materials shall be located a minimum of 5 feet from the sewer main. **See Construction Related Conditions of Approval in Section IX of this report**

ii. Section 20.25E.080.N.5

Finding: These performance standards limit the number of watercraft lifts to 1 lift per property. The applicant is proposing an additional lift which is allowed only through a critical area report as part of a Critical Area Land Use Permit. The proposed watercraft lift requires no earthwork or use of fill.

IV. Public Notice and Comment

Application Date:	June 27, 2018
Public Notice (500 feet):	August 16, 2018
Minimum Comment Period:	September 17, 2018

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on June 27, 2018. It was mailed to property owners within 500 feet of the project site.

Comments were received from Karen Walter with the Muckleshoot Indian Tribe. Ms. Walter requested additional information and clarification on the amount of spawning gravel for habitat improvement and the presence of milfoil on the site. Ms. Walter also sought clarification on whether the State Environmental Policy Act (SEPA) analysis will include work done as part of prior permits.

Staff Response: As discussed in the Critical Areas Report (Attachment 2) the proposal will include the placement of 5 cubic yards of spawning gravel. As discussed in the Habitat Assessment of the Critical Areas Report, no milfoil has been observed on the site; if observed during construction, any milfoil will be removed by hand.

Although the SEPA analysis does not include prior issued permits exempt from SEPA such as the dock repair under permit 17-116800-BR; the City of Bellevue Land Use Code has required mitigation for dock repair that mitigates potential impacts. The dock repair under permit 17-116800-BR included the removal of wood decking, caps, and stringers and replacement with a fully grated deck. Although this work was exempt from SEPA, the result demonstrates a likely overall improvement in habitat function and values from prior conditions and the impacts are minimal. The SEPA analysis for this project is further discussed in Section VI.

See Mitigation Related Conditions of Approval in Section IX of this report.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application.

B. Utilities Department:

The public sewer main shall be shown on all construction plans. Construction is not permitted within 5' of the sewer main or within the easement on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction. **See Construction Related Conditions of Approval in Section IX of this report.**

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, and other construction codes are expected to mitigate potential environmental impacts. Therefore, the issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

Erosion and sediment control best management practices include the installation of a containment boom to limit the extent of turbidity. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of the required building permit review.

B. Animals

The proposed removal of angular rock and replacement with spawning gravel will likely improve the shoreline habitat potential for juvenile salmon. No significant trees will be removed as part of this proposal. In order to limit impacts to salmonids construction shall occur within the allowed work windows as permitted by the State Department of Fish and Wildlife.

C. Plants

No vegetation is proposed to be removed or disturbed except for invasive milfoil. No milfoil has been observed on the site, however, if present during construction it will be removed by hand.

See Mitigation, and Work Window, Related Conditions of approval in Section IX of this report.

VII. Decision Criteria

A. 20.25H.255 Critical Areas Report – Decision Criteria – General

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

Finding: As discussed in the Critical Areas Reports (Attachment 2) prepared by Northwest Environment Consulting, LLC dated April 2019, the proposed mitigation will lead to an overall enhancement the shoreline's functions and values. The replacement of angular rock with beach nourishment gravels will enhance the nearshore environment by reducing bass habitat that sometimes use habitat created by angular rock. Removing the derelict piles will increase productivity close to the shoreline. The beach nourishment gravels will reduce the potential for erosion along the shoreline, and gravels washed into deeper water may provide better sockeye spawning habitat in surrounding areas.

- 2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

Finding: A Land Use final inspection will be required as a condition of approval as part of the required building permit to ensure the mitigation gravel is installed. See Inspection related Conditions of Approval in Section X of this report.

- 3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site;**

Finding: As discussed in the Critical Areas Report (Attachment 2) prepared by Northwest Environment Consulting, LLC dated April 2019, the proposal demonstrates that the resulting modifications result in a net increase to the critical area functions and values, and thus, are not detrimental to the functions and values to the critical areas and critical area buffers off-site.

- 4. The resulting development is compatible with other uses and development in the same land use district.**

Finding: The proposal is compatible and consistent with other numerous piers, and waterfront recreation uses found in the vicinity and throughout Lake Washington.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant must obtain a building permit before beginning any work.
See Building Permit Related Conditions of Approval in Section X of this report.

2. The proposal utilizes to the maximum extent possible the best available construction, design, and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: As discussed in the Critical Areas Report (Attachment 2) the proposed lift will be located is designed to be placed at the waterward edge of the dock in the deepest water possible. The lift will be placed in water over 15 deep, which will reduce impacts to the littoral zone of the lake. The shoreline will be enhanced by adding beach gravel, removing 2 cubic yards of angular rock, and removing two derelict piles.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

Finding: As discussed in Section III of this report, the performance standards of LUC Section 20.25E.080.B and N are being met.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

The proposed activity will not affect public services or facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: As discussed in the Critical Areas Reports (Attachment 2) prepared by Northwest Environment Consulting, LLC dated April 2019, the proposed mitigation will lead to an overall enhancement the shoreline's functions and values. The replacement of angular rock with beach nourishment gravels will enhance the nearshore environment by reducing bass habitat that sometimes use habitat created by angular rock. Removing the derelict piles will increase productivity close to the shoreline. The beach nourishment gravels will reduce the potential for erosion along the shoreline, and gravels washed into deeper water may provide better sockeye spawning habitat in surrounding areas.

6. The proposal complies with other applicable requirements of this code.

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

C. Shoreline Substantial Development Permit Decision Criteria 20.30R

The Director of the Development Services Department may approve or approve with modifications if:

- 1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and**

Finding: The applicant has carried the burden of proof and provided evidence sufficient to approve the project.

- 2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and**

Finding: As identified in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

- 3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.**

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the applicable procedures through this application.

Specifically, the proposal is consistent with the following:

City of Bellevue Comprehensive Plan POLICY SH-16. Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.

Finding: The proposed lift will be constructed with materials suitable for construction in water, and the materials will not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water. The proposal includes the replacement of angular rock with spawning gravel and the removal of two derelict untreated wood piles; which will improve water quality and habitat functions over existing conditions.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of

Planning and Community Development does hereby **approve with conditions** the construction of seaplane lift and pile repair at 9449 Lake Washington Blvd NE. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval. In accordance with LUC 20.30R.175 a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code	Jason Felgar, 425-452-7851
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a building permit. Approval of building permit 18-117334-BR is necessary. Plans submitted as part of the clear and grade permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140

Reviewer: Drew Folsom, Development Services Department

- 2. Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to commencement of any work. A copy of the permit issued by the Army Corps of Engineers (if required) and the Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife (if required) shall be submitted to the City of Bellevue prior to construction. All conditions of approval imposed by Federal and State Permits must be met before, during, and after construction. Any alterations resulting from state or federal agency review must be submitted as a revision to this permit, prior to commencement of work

Authority: Land Use Code 20.25E.080

Reviewer: Drew Folsom, Development Services Department

- 3. Construction Stormwater Pollution Prevention Plan:** To ensure federal and state water quality and effluent standards are met, and Shoreline Overlay District comply with the provision of Chapter 23.76 BCC, a Construction Stormwater Pollution Prevention Plan is required to be submitted for review and approval as part of the Clearing & Grading Permit.

Authority: Bellevue City Code 23.76
Reviewer: Savina Uzunow, Clearing & Grading

- 4. In-Water Work Window:** The State Department of Fish and Wildlife regulates work windows for when work can occur in Lake Washington. The allowed work window may only occur as permitted by this state agency.

Authority: Land Use Code 20.25E.080
Reviewer: Drew Folsom, Development Services Department

- 5. Construction Setback from Sewer:** Construction is not permitted within 5' of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction.

Authority: Sanitary Sewer Engineering Standards
Reviewer: Jason Felgar, Utilities

XI. Attachments:

1. SEPA Checklist
2. Plans and Critical Area Report - Enclosed

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Received

MAY 6 2019

Permit Processing

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

D. Sh 7/25/19

BACKGROUND INFORMATION

Property Owner: Marvin Beddoe

Proponent: Ted Burns

Contact Person: Ted Burns

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 9311 SE 36th St Ste 204, Mercer Island, WA 98040 tedeburns@gmail.com

Phone: (206) 236-1700

Proposal Title: Gordon Construction

Proposal Location: 9449 Lake Washington Blvd NE, Bellevue WA 98004

(Street address and nearest cross street or intersection) Provide a legal description if available.

Lake WA Blvd - Legal: FAYS LOCHLEVEN LOTS & SH LDS ADJ

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Install one new ground based lift and repair one pile with the pile stub method.
2. Acreage of site: .68
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials:
Proposed platform lift will be min 18" above OHWM in the raised position. Materials are metal.
10. Other

Estimated date of completion of the proposal or timing of phasing:

Upon receipt of all permits.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

De 7/25/19

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This environmental checklist and a site plan.

CRITICAL AREA REPORT 4/19 04

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No other applications are pending governmental approval of other proposals that would directly affect the property.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue Substantial Development permit, City of Bellevue CALUP, City of Bellevue building permit, US Army Corps of Engineers federal permits, and the WA. State Dept. of Fish & Wildlife Hydraulic Project Approval.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☒ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)? Less than 10%
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Clay and sod with sand on the beach.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unknown. The soils appear to be stable.

DR 1/25/19

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

To meet WDFW - HPA 5.0 cubic yards of 2" minus gravel will be placed covering 225 sq ft.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not anticipated to occur as a result of the installation or use. No clearing is proposed.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None, as part of the dock construction project.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No erosion mitigation is proposed, as none is anticipated.

EROSION FURTHER MITIGATED
PER BCC 23.76.090 "EROSION
AND SEDIMENTATION CONTROL" DX

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical engine exhaust from the delivery truck or barge during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off site emissions or odor would affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Use of federal and state required engine emissions equipment would be used.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is adjacent to Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Install a platform lift.

DX 1/25/19

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

To meet WDFW - HPA 5.0 cubic yards of 2" minus gravel will be placed covering 225 sq ft.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, not as part of platform lift installation.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, as the Lake Washington elevation is regulated.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No, not as part of the platform lift installation.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None as part of the platform lift installation.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No water runoff would occur.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials would enter ground waters. Floating wood scraps would enter surface waters.

DL 1/25/19

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Installation and maintenance of a floating containment boom during platform lift installation.

4. Plants

- a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

NONE KNOWN PER CRITICAL AREAS
ANNUAL HABITAT ASSESSMENT. DT

- b. What kind and amount of vegetation will be removed or altered? NONE.

There is a proposed shoreline vegetation plan consisting of native vegetation to be planted along the shoreline. NONE.

NONE.
PART OF PRIDE APPROVED PERMIT. DT

- c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NONE. DT
Native landscaping will be planted on the site as part of the mitigation. UNDER PRIDE APPROVED PERMIT. DT

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
☒ Mammals: deer, bear, elk, beaver, other:
☒ Fish: bass, salmon, trout, herring, shellfish, other:

DT 7/25/19

- b. List any threatened or endangered species known to be on or near the site.

Potential for Steelhead Salmon, Bull Trout and Chinook Salmon to be in the adjacent waters of Lake Washington

- c. Is the site part of a migration route? If so, explain.

Mitigation route for Salmonoids.

- d. Proposed measures to preserve or enhance wildlife, if any:

Work during non-migration periods. *MITIGATED PLACEMENT OF SAWHIDE CHANNEL* *0-1*

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

None

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are included in the plans, as energy is not needed for the proposal.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- (1) Describe special emergency services that might be required.

None required

- (2) Proposed measures to reduce or control environmental health hazards, if any.

None, as no environmental health hazards are anticipated.

DL 7/25/19

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None anticipated

- (3) Proposed measures to reduce or control noise impacts, if any:

Operate machinery only as required

Noise impacts further mitigated
per Dec 9.13 Noise Control

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Residential single family living recreation.

- b. Has the site been used for agriculture? If so, describe.

Unknown

- c. Describe any structures on the site.

There is currently a single family residence at this site.

- d. Will any structures be demolished? If so, what?

No, not as part of this project.

- e. What is the current zoning classification of the site?

R-1.8

- f. What is the current comprehensive plan designation of the site?

SF-M **XL SINGLE FAMILY LOW DENSITY D4.**

- g. If applicable, what is the current shoreline master program designation of the site?

Residential Shoreline Environment

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Bellevue classifies the shoreline as a "critical area"

- i. Approximately how many people would reside or work in the completed project?

None

- j. Approximately how many people would the completed project displace?

None

DL 7/27/19

k. Proposed measures to avoid or reduce displacement impacts, if any:

None, as no displacement impacts would occur.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

To ensure local, state and federal compliance, the project will include a Shoreline Substantial Development permit and a SEPA review by the City of Bellevue, a HPA (Hydraulic Project Approval) permit from the Washington State Department of Fish & Wildlife, and a federal Letter of Permission from the US Army Corps of Engineers.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

No measures are proposed to reduce or control housing impacts, as no housing impacts would occur.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

No measures are proposed to reduce or control aesthetic impacts, as no aesthetic impacts are anticipated.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light or glare impacts, if any:
No measures are proposed to reduce or control light or glare impacts, as no light or glare is anticipated.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Residential waterfront recreation consisting of boating and swimming.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No, as adjacent piers would still be accessible, and people could still swim in Lake Washington.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No measures are proposed to reduce or control impacts on recreation, as the project would not have an recreational impact.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None identified by Wash. St. Dept. of Archaeology & Historical Preservation or by the applicant.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known or identified on or next to the site
- c. Proposed measures to reduce or control impacts, if any:
No measures are proposed to reduce or control impacts to historical or cultural preservation, as there are none identified on site or next to the site.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Lake Washington BLVD
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes on Lake Washington Blvd
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No automobile parking spaces would be completed or eliminated as part of the project.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will use water transportation for installation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No automobile vehicular trips would be generated by the completed project.

- g. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed to reduce or control impacts transportation impacts, as there would be no impacts on the transporation system.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any:

No measures are proposed to reduce or control impacts on public services, as there would be no direct impacts on public services.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.


Electricity, Natural gas, Water, Refuse, Telephone, Sanitary service

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None, as part of the lift installation.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Date Submitted 05/03/2019

DL 7/25/19

**Beddoe Seaplane Lift
Critical Areas Report**

Prepared for

**Marvin and Sandra Beddoe
9449 Lake Washington Blvd NE
Bellevue, WA 98004**

Received
MAY 6 2019
Permit Processing

and

**Seaborn Pile Driving
9311 SE 36TH St., Suite 204
Bellevue, WA 98004**

Prepared by

 **Northwest**
Environmental Consulting, LLC

**Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520**

April 2019

Table of Contents

1	INTRODUCTION	2
2	PROJECT DESCRIPTION.....	2
3	HABITAT ASSESSMENT	3
	Existing Environmentally Critical Areas	3
	Priority Species Use	3
4	ANALYSIS OF IMPACTS	4
	Direct Impacts	4
	Indirect Impacts.....	4
	Impact to Functions and Values	5
5	IMPACT MINIMIZATION AND MITIGATION.....	5
	Avoidance and Minimization	5
	Mitigation Approach	5
	Shoreline Functions and Values Improvements	5
6	PROPOSED MITIGATION	6
	Mitigation Goals	6
	Performance Standards and Monitoring	6
7	DOCUMENT PREPARERS	6
8	REFERENCES	6

ATTACHMENT A: FIGURES AND PROJECT DRAWINGS

ATTACHMENT B: SITE PHOTOS

1 Introduction

A seaplane lift is planned to be installed at the Beddoe residence at 9449 Lake Washington Blvd NE, at the end of a 100-foot pier. The lift will be 24 feet by 13 feet 8 inches. ~~An additional jet ski lift will be installed close to the pier's end, and a shoreward jet ski lift will be removed.~~ For mitigation, beach nourishment gravels will be added along the shoreline, at the base of the rock bulkhead, and two derelict piles will be removed.

Previous work has also recently been performed on site (piling repair, solid decking changed to grated decking, and a shoreline planting plan to comply with City requirements for mitigating such projects). Permitting for the seaplane lift is being permitted as a separate process.

The project is located in King County, in the City of Bellevue along Lake Washington (see Vicinity Map on Sheet A1.0). The site is in Section 31, Township 25N, Range 5E.

Critical Areas Regulations

The project falls under the City of Bellevue (COB) Shoreline Code (20.25E.080N). In order to have the project approved by the City of Bellevue, a critical areas report must be submitted as part of an application for a specific development proposal. This report was prepared to meet the requirements of the COB Code (20.25H.250).

The code requires that this report include the following:

- Description and mapping of critical areas present or within 200 feet
- Discussion of these critical areas' functions and values
- Discussion of mitigation sequencing (i.e., avoidance, minimization, mitigation)
- A mitigation plan, including performance measures

Biologists from Northwest Environmental Consulting, LLC (NVEC) conducted office-based research, as well as a site visit in March 2019, to determine the presence of any critical areas at the project site. The site is on Lake Washington, which is classified as a critical area.

Figures and project drawings are included in Appendix A. Project drawings include previously permitted pier repair (repair of 14 pilings, changing wooden decking to grated decking, and installing a planting plan [shown as sheet A110]). Appendix B contains site photos.

2 Project Description

The project involves building a seaplane lift, 24 feet by 13 feet 8 inches, at the waterward end of the existing 100-foot-long pier (see Sheet A3.0). The existing pier consists of approximately 700 square feet of grated decking (replaced from solid decking in April 2019). There are two small jet ski lifts and a boat lift, as shown on Sheet A2.0. One of these jet ski lifts (along the pier's northern side and close to shore) will be removed, ~~and a jet ski lift will be installed farther from shore near the pier's end, as shown on Sheet A3.0.~~

Materials will be transported to the site by barge, which will be anchored so as not to ground out. Mitigation for the project is provided by removing 2 cubic yards of angular rock and adding 5 cubic yards of beach nourishment gravel below the ordinary high water mark. These gravels will be rounded and 2 inches or less in diameter. The gravels will be spread approximately 7 inches

deep over an area of approximately 7.5 feet wide by 30 feet long. They will be placed in waters 1 to 4 feet deep.

Additional mitigation is provided by removing two derelict piles near the base of the pier (see Sheet A2.0). The piles are constructed of untreated wood.

3 Habitat Assessment

The pier is on the property of a single-family residence in a residential neighborhood Meydenbauer Bay, on the shoreline of Lake Washington. Surrounding properties are also residential.

The waterfront shoreline consists of small trees and shrubs, artificial lawn, paved walkways, a rock bulkhead, and paved stairs to the water on the eastern corner of the property shoreline (see Photos 2, 3 and 4). Adjacent properties to the north, south, east, and across the water within sight and sound of the removal and construction activities are also single-family residences. The properties along the adjacent shoreline contain piers and rock bulkheads (see Photos 5 and 6).

Shoreline vegetation consists of rows of small cedar trees along the property boundaries, and a planting strip about 3 to 5 feet wide along the rock bulkhead that contains landscaping plants installed as mitigation for previously-permitted pier work. Recently placed plants include red-twig dogwood, and groundcover species (sword fern, deer fern, toughleaf iris, creeping hollygrape, slender rush, camas, cinquefoil, and native flowers) within 10 feet of the bulkhead. No invasive weeds were present in April 2019.

The adjacent properties have similar shoreline vegetation or lawns above their bulkheads. These properties each have some shrubs or trees providing limited overwater shade. There is currently no overwater shade provided by plants on the subject property, though the recently installed mitigation shrubs will provide some in the future as they grow.

The substrate below the waterline on the shoreline is gravel and small rock (see Photo 4), increasing in size with distance from the shoreline. About 6 feet from the shoreline the substrate changes to larger angular rock (6-12+ inches diameter). No aquatic vegetation, including invasive milfoil, was visible at the project site within 10 feet of the bulkhead, during the April site visit.

Existing Environmentally Critical Areas

The project is on a waterfront lot on the shores of Lake Washington. No wetlands or streams were present on the subject property. Mercer Slough lies about a mile and a half south of the bay.

Lake Washington is considered a Water of the United States and is designated as a shoreline of the State by the City of Bellevue. The King County iMaps database does not map any streams, wetlands, geologic hazards or flood hazards on the subject or adjacent properties (Appendix A, Figure 5). Clyde Beach Park lies about 300 feet north of the project site.

Priority Species Use

Salmon species are present within Lake Washington, including species listed under the federal Endangered Species Act (ESA). Listed species include Puget Sound Chinook (threatened), Puget Sound steelhead (threatened), and bull trout (threatened) (Figure 2). Other species of important local significance include kokanee, cutthroat trout, Coho salmon, and sockeye. Washington Department of Fish and Wildlife (WDFW) maps of sockeye salmon spawning areas along the

Lake Washington shoreline indicate two spawning areas near the project site, over 100 feet to the east and west.

The WDFW Priority Habitats and Species (PHS) database identifies many salmon species using Meydenbauer Bay and the Mercer Slough. The PHS database does not show any other priority habitats or species on or adjacent to the project site. The nearest PHS mapped area is a plover nest 1 mile southeast of the site. The property does not have any large trees that would be used as bald eagle roost trees. Duck species (some groups of which are listed by WDFW as priority species) could use the bay near the pier for winter foraging or resting.

4 Analysis of Impacts

The project will involve work within and along the shoreline of Lake Washington.

Direct Impacts

The proposed project will involve placing the seaplane lift and jet-ski lift. Sediment disturbance will occur during lift installation and near the shoreline from removal of the derelict piers and shoreward jet ski lift and during installation of beach nourishment gravel. Direct impacts are as follows:

- **Sediments:** There is the potential for minor turbidity from moving the work barge onto and away from the site, seaplane lift and jet-ski lift installation, jet ski lift and derelict pile removal, and during installation of the beach nourishment gravels. This turbidity would be very minor and localized, and will meet state water quality standards. The bulkhead area will be isolated using a containment boom to limit the extent of turbidity. Turbidity would not reach the nearby sockeye salmon spawning areas mapped by WDFW.
- **Noise:** Construction equipment, including the crane and excavator, would create construction noise audible to neighbors and in-water. Noise disturbance will be short-term, but could temporarily stress or displace any salmonids in the vicinity. Underwater noise will be minimal, as most work will occur on or above the waterline.

Indirect Impacts

The pier's footprint will be effectively increased by 328 square feet when adding the seaplane lift. However, the lift will have a grated platform that allows effective light penetration; it will not introduce any full shade, which is habitat favored by salmonid predators. The new overwater cover provided by the seaplane lift will also be in deeper water than is currently present in the existing pier. The Washington State Department of Fish and Wildlife and the US Army Corps of Engineers encourages lifts to be in deeper water.

The shoreline habitat will be enhanced by removing 2 cubic yards of angular rock and replacing it with beach nourishment gravel. The beach nourishment gravel will be installed in the shallower nearshore to decrease erosion along the shoreline and improve the nearshore habitat.

The shoreline will be further enhanced by removing the derelict piles, which will uncover about 1.1 square foot of lake bottom, allowing additional productivity in the shallows near the shoreline.

The project is not expected to have any direct or indirect impacts on the sockeye salmon spawning habitat WDFW maps to the east and west of the project area.

Impact to Functions and Values

The proposal will create an additional 328 square feet of overwater coverage that is effectively reduced to about 187 square feet of effective overwater coverage by using grated decking. The platform lift will not be used by boats so no potential scour is expected, as any craft that use the platform lift will not use a prop. Jet ski storage for one jet ski will be moved from shallow water (about 5 feet deep) to deeper water (about 10 feet deep), reducing potential scour from jet ski movement in the close shoreline area. The project will also remove less than 5 square feet of lakebed from the pads on the bottom of the lift, and will add over 1 square foot by removal of the derelict piles. The platform lift will reduce some productivity from shading in the water column. Placing the seaplane lift platform in water over 15 feet deep will reduce impacts to the littoral zone of the lake, as the lake bottom becomes less productive in deeper water. *Removed*

5 Impact Minimization and Mitigation

Reasonable efforts were made to apply mitigation sequencing when altering habitats within critical areas, as required by City Code 20.25H.165.A3. This sequence has three steps: avoidance, minimization, and mitigation.

Avoidance and Minimization

The seaplane lift is placed so it will be in the deepest water possible.

Work will be done during the approved in-water work window of July 16 to April 30 to minimize impacts to juvenile salmonids using the shoreline.

Mitigation Approach

Mitigation will be provided by installing 5 cubic yards of beach nourishment gravels less than 2 inches in diameter along the shoreline below the ordinary high water mark, and by removing two derelict piles near the shoreline (see Sheet A3.0). Any invasive species (milfoil) found at the site will be removed by hand (though no milfoil is currently present on site).

Shoreline Functions and Values Improvements

The proposed mitigation will enhance the shoreline's functions and values overall. Shoreline planting has already been proposed at the site to increase shoreline functions and values, as part of previously permitting pier repairs. The replacement of angular rock with beach nourishment gravels will enhance the nearshore environment by reducing bass habitat that sometime use habitats created by angular rock. Removing the derelict piles will increase productivity close to the shoreline. In addition the beach nourishment gravels will reduce potential for erosion along the shoreline. Reducing erosion will create a more stable environment with less turbidity, and gravels washed into deeper water may provide better sockeye spawning habitat in surrounding areas.

6 Proposed Mitigation

Mitigation Goals

The mitigation goals for the project will include the following:

- Enhance the shoreline by adding beach nourishment gravels, removing 2 cubic yards of angular rock, and removing two derelict pilings.

Performance Standards and Monitoring

The mitigation will be placed during construction and will require no monitoring.

7 Document Preparers

Brad Thiele	Biologist	25 years of experience	Northwest Environmental Consulting, LLC. (NVEC)
Kristin Noreen	Environmental Regulatory Specialist	21 years of experience	NVEC

Northwest Environmental Consulting, LLC followed standard acceptable field methods and protocols at the time work was performed. The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report, or based on information or analyses other than what is included herein.

8 References

City of Bellevue Municipal Code, Chapter 20.

King County. 2019. iMap. Interactive mapping database. Viewed in April 2019 at <http://kingcounty.gov/services/gis/Maps/imap.aspx>

United States Fish and Wildlife Service. 2019. National Wetlands Inventory. Viewed in April 2019 at <https://www.fws.gov/wetlands/Data/Mapper.html>

Washington State Department of Ecology (Ecology). 2011. Shoreline Master Program Handbook. Available at <http://www.ecy.wa.gov/programs/sea/shorelines/smp/handbook/index.html>

Washington Department of Fish and Wildlife (WDFW). 2019. SalmonScape interactive mapping utility. Queried on June 2018 at <http://apps.wdfw.wa.gov/salmonscape/>

Washington Department of Fish and Wildlife (WDFW). 2019. Priority Habitats and Species database. Viewed on June 2018 at http://wdfw.wa.gov/conservation/phs/maps_data/

Appendix A

Figures and Project Drawings

Gordon Construction



PIN: 249810-0070

LEGAL DESCRIPTION:
LOT 13, FAY'S LOCHLEVEN LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON. TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING. SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT PROPERTY

PURPOSE: The proposed application is to provide for safe boat moorage for the owner's personal use.

DATUM: CORPS OF ENGINEERS 1919
NW QUARTER OF SECTION 31, TOWNSHIP 25, RANGE 05
ADJACENT OWNERS:
JOHNSON JEFFREY J
9441 LAKE WASHINGTON BLVD NE
BELLEVUE WA 98004

PREPARED BY:
JACOB BAWDEN
OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
BELLEVUE, WA 98004
OFFICE: 206-236-1700
JACOB@SEABORNPILEDIVING.COM
WWW.SEABORNPILEDIVING.COM

PROPOSED: Addition of a seaplane/boat lift and a jetski lift, removal of two derelict piles and an existing jetski lift, and enhancement of shoreline with gravels.

IN: LAKE WASHINGTON
AT: 9449 LAKE WASHINGTON BLVD NE, BELLEVUE, WA.
COUNTY: KING
LAT: 47.61372 LONG: -122.216362
CREATED: 06/28/2017 REVISED: 4/18/2019

**SHEET
A1.0**

JOHNSON JEFFREY J
9441 LAKE WASHINGTON BLVD NE
BELLEVUE, WA 98004

S37°00'59"W
374.95'

LATERAL LINE

15' FROM LATERAL LINE (CITY EXISTING SETBACK)

48'-9"

Sewer Location
Per Sewer Locate
17171966

LAKE WASHINGTON

2 cubic yards angular rock
To be removed per WDFW HP2
as located by WDFW biologist 10/30/17

EXISTING PIER

CHWM
(per survey)

S37°00'59"W
368.33'

JOCASA LLC, 9457 NE LAKE WASHINGTON BLVD,
BELLEVUE, WA 98040

JOCASA LLC,
9455 NE LAKE WASHINGTON BLVD,
BELLEVUE, WA 98040

LATERAL LINE

LATERAL LINE

4'-2"

11'-5"

52'-6"

EXISTING CONDITIONS

PURPOSE: The proposed application is to provide for safe boat moorage for the owner's personal use.

PREPARED BY:
JACOB BAWDEN



OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
BELLEVUE, WA 98004

OFFICE: 206-236-1700

JACOB@SEABORNPILEDIVING.COM
WWW.SEABORNPILEDIVING.COM

PROPOSED: Addition of a seaplane/boat lift and a jet ski lift, removal of two derelict piles and an existing jet ski lift, and enhancement of shoreline with gravels.

IN: LAKE WASHINGTON

AT: 9449 LAKE WASHINGTON BLVD NE, BELLEVUE, WA.

COUNTY: KING

LAT: 47.61372 LONG: -122.216362

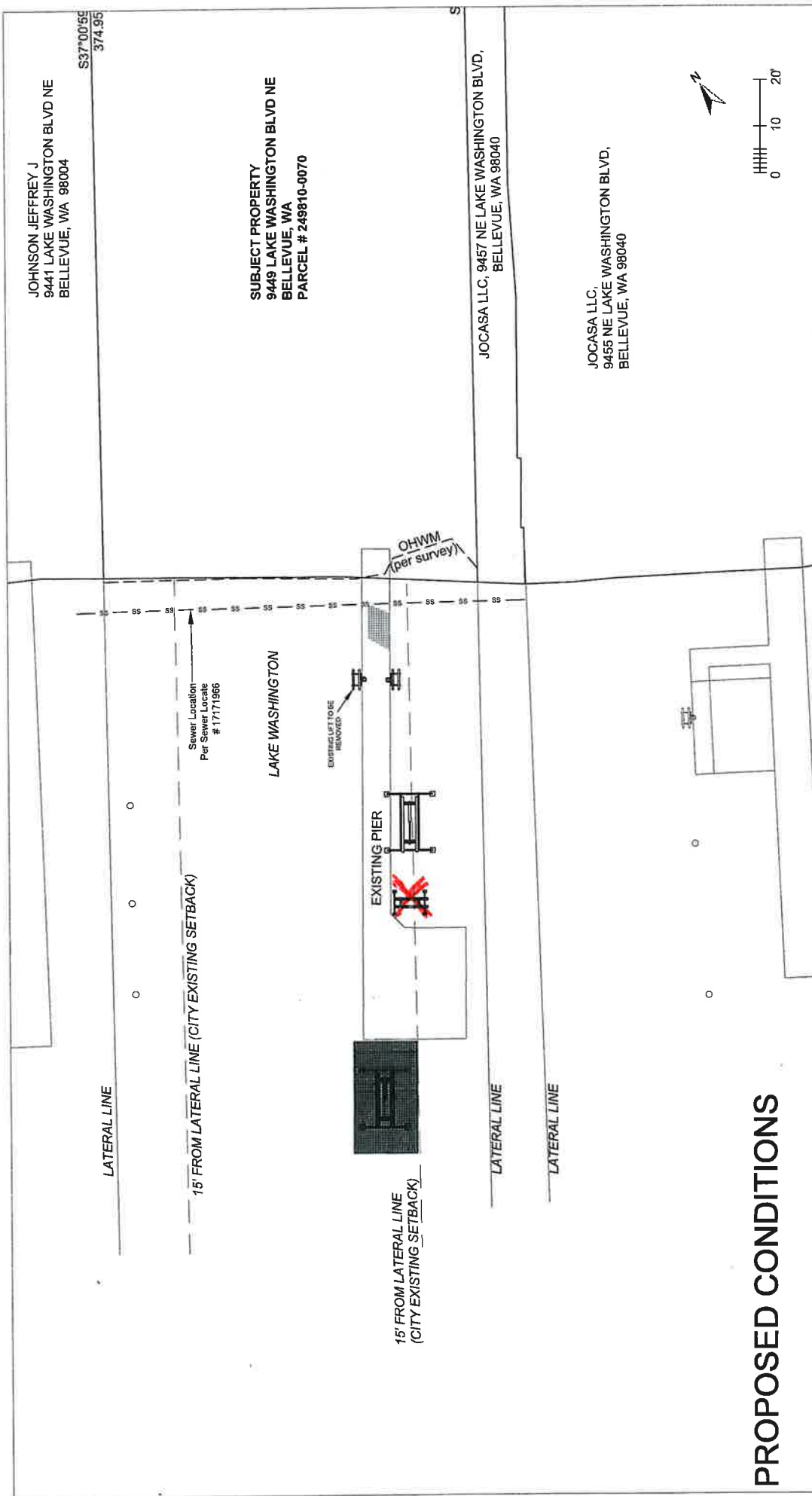
CREATED: 06/28/2017 REVISED: 4/18/2019

APPLICANT:

DAN BREWICK, GORDON CONSTRUCTION
PO BOX 429
FALL CITY, WA 98024

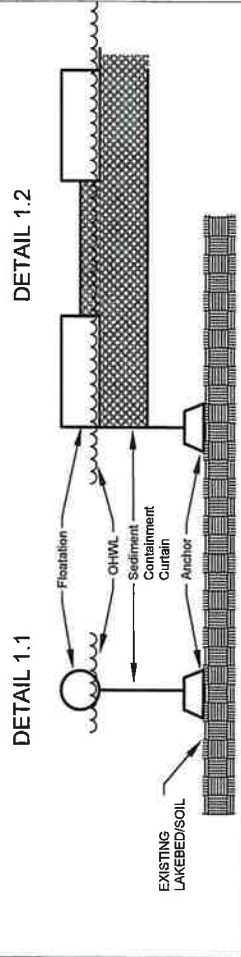
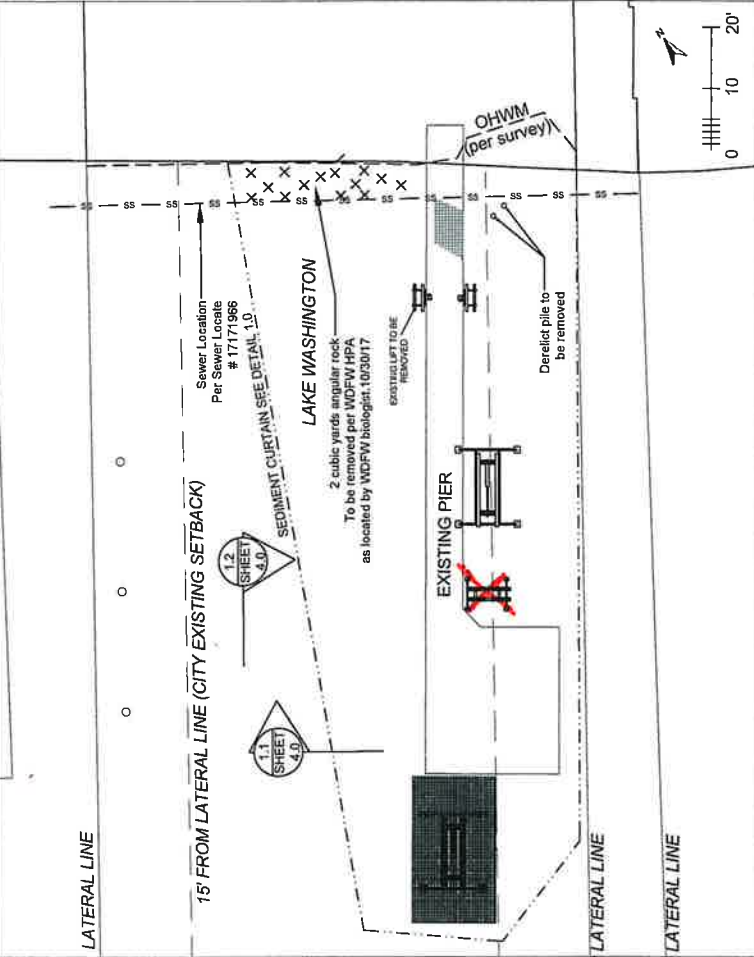
SHEET
A2.0

DATUM: CORPS OF ENGINEERS 1919
NW QUARTER OF SECTION 31, TOWNSHIP 25, RANGE 05
ADJACENT OWNERS:
JOHNSON JEFFREY J
9441 LAKE WASHINGTON BLVD NE
BELLEVUE, WA 98004
JOCASA LLC
9457 NE LAKE WASHINGTON BLVD
BELLEVUE, WA 98004



PROPOSED CONDITIONS

<p>PURPOSE: The proposed application is to provide for safe boat moorage for the owner's personal use.</p>	<p>PREPARED BY: JACOB BAWDEN OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 BELLEVUE, WA 98004 OFFICE: 206-236-1700 JACOB@SEABORNPILEDIVING.COM WWW.SEABORNPILEDIVING.COM</p>	<p>PROPOSED: Addition of a seaplane/boat lift and an existing a jetski lift, removal of two derelict piles and an existing jetski lift, and enhancement of shoreline with gravels.</p>
<p>DATUM: CORPS OF ENGINEERS 1919 NW QUARTER OF SECTION 31, TOWNSHIP 25, RANGE 05 ADJACENT OWNERS: JOHNSON JEFFREY J 9441 LAKE WASHINGTON BLVD NE BELLEVUE, WA 98004</p>	<p>IN: LAKE WASHINGTON AT: 9449 LAKE WASHINGTON BLVD NE, BELLEVUE, WA COUNTY: KING LAT: 47.61372 LONG: -122.216362 CREATED: 06/28/2017 REVISED: 4/18/2019</p>	<p>APPLICANT: DAN BREVICK, GORDON CONSTRUCTION PO BOX 429 FALL CITY, WA 98024</p>
		<p>SHEET A3.0</p>



BMP DETAILS

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
 1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. Impact pile driving shall employ "soft-start" techniques. At the start of driving operations (or after any break in operations of more than an hour), the hammer will be operated at the lowest practicable power setting for the first few strikes, and gradually increased to full power after that.
 6. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
 1. A contingency plan to control toxic materials is required.
 2. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 3. All project-related materials and equipment to be placed in the water shall be free of pollutants.
 4. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 5. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 6. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 7. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 8. A plan shall be developed to prevent debris and other wastes from entering or remaining in lake waters during the project.
 9. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 10. When removing creosote piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 11. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 12. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 13. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 14. Construction staging (including stocking of materials, etc.) will occur on the supply barge.

PURPOSE: The proposed application is to provide for safe boat moorage for the owner's personal use.

DATUM: CORPS OF ENGINEERS 1919
NW QUARTER OF SECTION 31, TOWNSHIP 25, RANGE 05
ADJACENT OWNERS:
JOHNSON, JEFFREY J
9441 LAKE WASHINGTON BLVD NE
BELLEVUE, WA 98004

PREPARED BY:
JACOB BAWDEN
OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
BELLEVUE, WA 98004
OFFICE: 206-236-1700
JACOB@SEABORNPILEDIVING.COM
WWW.SEABORNPILEDIVING.COM

PROPOSED: Addition of a seaplane/boat lift and a jet ski lift, removal of two derelict piles and an existing jet ski lift, and enhancement of shoreline with gravels.

IN: LAKE WASHINGTON
APPLICANT:
DAN BREWICK, GORDON CONSTRUCTION
PO BOX 429
FALL CITY, WA 98024

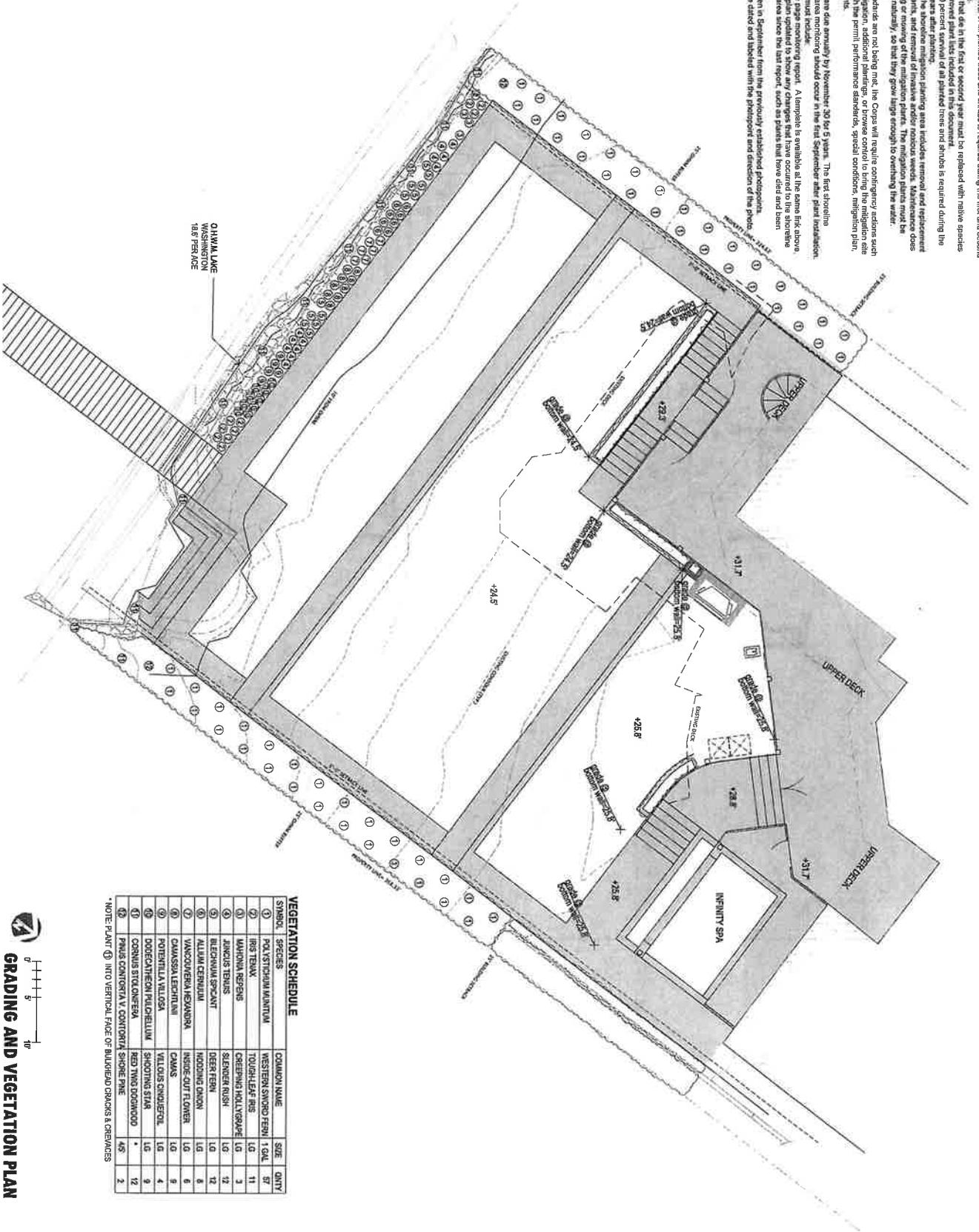
SHEET
A5.0

AT: 9449 LAKE WASHINGTON BLVD NE BELLEVUE, WA.
COUNTY: KING
LAT: 47.61372 LONG: -122.216362
CREATED: 06/28/2017 REVISED: 4/18/2019

Required Performance Standards and maintenance activities.

1. All plants must be replaced or maintained on an annual basis and shrubs to be replaced during the first and second years after planting.
2. Individual plants that die in the first or second year must be replaced with native species taken from the approved plant list included in this document.
3. A minimum of 80 percent survival of all planted trees and shrubs is required during the first year after planting.
4. Maintenance of the shoreline mitigation planting area includes removal and replacement of dead or dying plants, and removal of invasive and/or noxious weeds. Maintenance does not include thinning or mowing of the mitigation plants. The mitigation plants must be allowed to develop naturally, so that they grow large enough to overtop the water.
5. If performance standards are not being met, the Corps will require corrective actions such as weed control, irrigation, additional plantings, or browse control to bring the mitigation area into compliance with the permit performance standards, special conditions, mitigation plan, or other requirements.

- Monitoring reports are due annually by November 30 for 5 years. The first shoreline mitigation planting area monitoring should occur in the first September after plant installation. Monitoring reports must include:
5. A completed one page monitoring report. A template is available at the same link above.
 6. The as-built site plan updated to show any changes that have occurred to the shoreline.
 7. Photographs taken in September from the previously established photo-points. The photos must be dated and labeled with the photo-point and direction of the photo.



SYMBOL	SPECIES	COMMON NAME	SIZE	QNTY
1	POLYSTICHUM MUNITUM	WESTERN SANDW FERN	1 GAL	37
2	ROS TAXUS	TOUGHLEAF RUS	1 G	11
3	MAHONIA REPENS	CREEPING HOLLYHAWK	1 G	3
4	JUNCUS TENNIS	SLENDER RUSH	1 G	12
5	BLECHUM SPICAT	DEER FERN	1 G	12
6	ALLIUM CERNUUM	HODDING DION	1 G	6
7	WANDERER HEXANDRA	INSIDE-CUT FLOWER	1 G	6
8	CAMASSIA LESTRAUM	CHAMPS	1 G	9
9	POTENTILLA HELIOS	VALLOUS ONOCHITIS	1 G	4
10	DOUGLASS PALMHELIUM	SHOOTING STAR	1 G	9
11	CORNUS STOLONIFERA	RED TWIN DOGWOOD	1 G	12
12	PARUS CONTORTA V. CONTORTA	SHORE PINE	1 G	2

* NOTE: PLANT 12 INTO VERTICAL FACE OF BUILDING CHAIRS & CREWCHES



GRADING AND VEGETATION PLAN

scale: 1/4" = 1'-0"

BEDDOE BACKYARD
9449 LAKE WA BLVD. NE BELLEVUE, WA 98004
M. BART AND S. BART
9449 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA 98004

GRADING AND VEGETATION PLAN

A110

DATE: 5/27/20

Appendix B

Site Photos

[illegible]

CALLER ID:	CS
CHIC:	
NOTES:	
PRINT DATE:	03/15/12
JOB NO:	1214

REDDOE BACKYARD
9449 LAKE WA BLVD, NE BELLEVUE, WA 98004
M. BART AND SANCRA REDDOE
9449 NE LAKE WASHINGTON BLVD,
BELLEVUE, WA 98004

1000

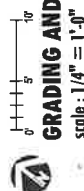
A710

1



VEGETATION SCHEDULE			COMMON NAME	SIZE	ONT
SYMBOL	SPECIES	HEIGHT			
(1)	PO. VITICULUM MANTION	1	WESTERN SWORD FERN	1 CAL	57
(2)	RIS TENAK	1	TOUGH LEAF RIS	LG	11
(3)	MANDORA REPERENS	1	CREEPING HOLLY GRAPE	LG	3
(4)	JUNCUS TENNIS	1	CREEPING BUSH	LG	12
(5)	BLECHNUM SPICAT	1	DEER FERN	LG	13
(6)	ALLIUM CERNUUM	1	HIDDING ONION	LG	8
(7)	VANCOUVER HEXAGRA	1	INSE-OUT FLOWER	LG	8
(8)	CAMASSIA LECHITINI	1	CMAS	LG	8
(9)	POTENTILLA VALLOSA	1	VALLOSA CINQUEFOL	LG	4
(10)	DODECAETER PALMELIUM	1	SHOOTING STAR	LG	9
(11)	CORNUS STONCERA	1	RED TWIG DOGWOOD	* LG	2
(12)	PAULS CONTRAVERA	1	SHORE PINE		

NOTE: PLANT (1) INTO VERTICAL FACE OF RILL/HEAD CRACKS & CREVASSES



GRADING AND VEGETATION PLAN

scale: $1/4'' = 1'-0''$



Photo 1. Pier where seaplane lift will be placed (deck replacement occurring in photo is part of a previous permitting process).



Photo 2. Shoreline on property, from western corner looking east. Photo shows installed planting plan for previous permitting project.



Photo 3. Shoreline on property, from eastern corner looking west.

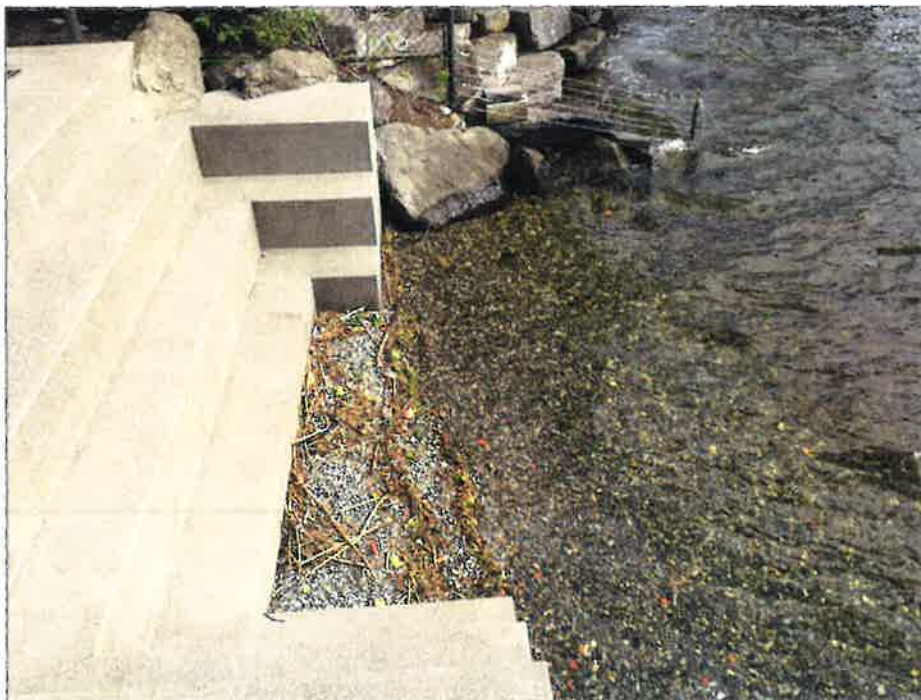


Photo 4. Detail of stairs and substrate on property shoreline. Photo shows red osier dogwood installed just east of stair area.